

In re:  
Seaton Investments, LLC  
Debtor

Case No. 24-12079-VZ  
Chapter 11

## CERTIFICATE OF NOTICE

District/off: 0973-2  
Date Rcvd: Feb 24, 2025

User: admin  
Form ID: pdf042

Page 1 of 4  
Total Noticed: 1

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Feb 26, 2025:

Recip ID	Recipient Name and Address
db	+ Seaton Investments, LLC, 264 S Oakhurst Dr, Beverly Hills, CA 90212-3504

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

## BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, \*duplicate of an address listed above, \*P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

## NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Feb 26, 2025

Signature: /s/Gustava Winters

## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on February 24, 2025 at the address(es) listed below:

Name	Email Address
Avi Edward Muhtar	on behalf of Interested Party Avi Muhtar amuhtar@crowndandstonelaw.com
Bruce D Poltrock	on behalf of Creditor Archway Real Estate Income Fund I SPE I LLC bpoltrock@frandzel.com, achase@frandzel.com
Carol Chow	on behalf of Debtor Alan Gomperts Carol.Chow@saul.com hannah.richmond@saul.com,easter.santamaria@saul.com
Carol Chow	on behalf of Debtor Susan Halevy Carol.Chow@saul.com hannah.richmond@saul.com,easter.santamaria@saul.com
Carol Chow	on behalf of Debtor Daniel Halevy Carol.Chow@saul.com hannah.richmond@saul.com,easter.santamaria@saul.com
Christopher Cramer	on behalf of Interested Party Courtesy NEF secured@becket-lee.com

District/off: 0973-2

User: admin

Page 2 of 4

Date Rcvd: Feb 24, 2025

Form ID: pdf042

Total Noticed: 1

Christopher Crowell

on behalf of Creditor Harvest Small Business Finance LLC ccrowell@hrhlaw.com

David B Shemano

on behalf of Creditor AIRE Ancient Baths Los Angeles LLC dshemano@shemanolaw.com

Derrick Talerico

on behalf of Debtor Broadway Avenue Investments LLC dtalerico@wztslaw.com,  
maraki@wztslaw.com,sfritz@wztslaw.com,admin@wztslaw.com

Derrick Talerico

on behalf of Interested Party Susan Halevy dtalerico@wztslaw.com  
maraki@wztslaw.com,sfritz@wztslaw.com,admin@wztslaw.com

Derrick Talerico

on behalf of Interested Party Daniel Halevy dtalerico@wztslaw.com  
maraki@wztslaw.com,sfritz@wztslaw.com,admin@wztslaw.com

Derrick Talerico

on behalf of Debtor SLA Investments LLC dtalerico@wztslaw.com,  
maraki@wztslaw.com,sfritz@wztslaw.com,admin@wztslaw.com

Derrick Talerico

on behalf of Debtor Colyton Investments LLC dtalerico@wztslaw.com,  
maraki@wztslaw.com,sfritz@wztslaw.com,admin@wztslaw.com

Derrick Talerico

on behalf of Debtor Negev Investments LLC dtalerico@wztslaw.com,  
maraki@wztslaw.com,sfritz@wztslaw.com,admin@wztslaw.com

Derrick Talerico

on behalf of Debtor Seaton Investments LLC dtalerico@wztslaw.com,  
maraki@wztslaw.com,sfritz@wztslaw.com,admin@wztslaw.com

Garrick Vanderfin

on behalf of Creditor Korth Direct Mortgage Inc. gvanderfin@polsinelli.com  
zyoung@Polsinelli.com;ladocketing@polsinelli.com

Gerrick Warrington

on behalf of Creditor Archway Real Estate Income Fund I SPE I LLC gwarrington@frandzel.com, achase@frandzel.com

Gerrick Warrington

on behalf of Creditor Archway Broadway Loan SPE LLC gwarrington@frandzel.com, achase@frandzel.com

Gerrick Warrington

on behalf of Creditor Archway real estate income fund gwarrington@frandzel.com achase@frandzel.com

Gerrick Warrington

on behalf of Creditor Archway Broadway Loan SPE LLC, fka Archway Real Estate Income Fund I REIT, LLC  
gwarrington@frandzel.com, achase@frandzel.com

Gerrick Warrington

on behalf of Plaintiff Archway Broadway Loan SPE LLC, a Delaware limited liability company gwarrington@frandzel.com,  
achase@frandzel.com

Jacqueline L James

on behalf of Interested Party Harvest Small Business Finance LLC jjames@hrhlaw.com

Jacqueline L James

on behalf of Creditor Harvest Small Business Finance LLC jjames@hrhlaw.com

Jacquelyn H Choi

on behalf of Creditor LOS ANGELES COUNTY TREASURER AND TAX COLLECTOR jacquelyn.Choi@rimonlaw.com  
docketingsupport@rimonlaw.com

Jennifer C Wong

on behalf of Interested Party Courtesy NEF bknotice@mccarthyholthus.com jwong@ecf.courtdrive.com

Jennifer C Wong

on behalf of Creditor Wells Fargo Bank N.A. bknotice@mccarthyholthus.com, jwong@ecf.courtdrive.com

Kelly L Morrison

on behalf of U.S. Trustee United States Trustee (LA) kelly.l.morrison@usdoj.gov

Lovee D Sarenas

on behalf of Creditor Urbanlime Real Estate lovee.sarenas@dinsmore.com wendy.yones@dinsmore.com

Michael G Fletcher

on behalf of Creditor Archway Real Estate Income Fund I SPE I LLC mfletcher@frandzel.com, sking@frandzel.com

Michael G Fletcher

on behalf of Creditor Archway real estate income fund mfletcher@frandzel.com sking@frandzel.com

District/off: 0973-2

User: admin

Page 3 of 4

Date Rcvd: Feb 24, 2025

Form ID: pdf042

Total Noticed: 1

Michael G Fletcher

on behalf of Creditor Archway Broadway Loan SPE LLC, fka Archway Real Estate Income Fund I REIT, LLC  
mfletcher@frandzel.com, sking@frandzel.com

Michael G Fletcher

on behalf of Plaintiff Archway Broadway Loan SPE LLC, a Delaware limited liability company mfletcher@frandzel.com,  
sking@frandzel.com

Paige Selina Poupart

on behalf of Creditor Archway Real Estate Income Fund I SPE I LLC ppoupart@frandzel.com, achase@frandzel.com

Paige Selina Poupart

on behalf of Plaintiff Archway Broadway Loan SPE LLC, a Delaware limited liability company ppoupart@frandzel.com,  
achase@frandzel.com

Paige Selina Poupart

on behalf of Creditor Archway Broadway Loan SPE LLC, fka Archway Real Estate Income Fund I REIT, LLC  
ppoupart@frandzel.com, achase@frandzel.com

Richard Girgado

on behalf of Creditor LOS ANGELES COUNTY TREASURER AND TAX COLLECTOR rgirgado@counsel.lacounty.gov

Robert F Conte

on behalf of Creditor United States of America on behalf of Internal Revenue Service robert.conte@usdoj.gov  
caseview.ecf@usdoj.gov;usacac.tax@usdoj.gov

Ryan Coy

on behalf of Defendant Susan Halevy ryan.coy@saul.com  
hannah.richmond@saul.com;Shelly.Guise@saul.com;LitigationDocketing@saul.com

Ryan Coy

on behalf of Interested Party Alan Gomperts ryan.coy@saul.com  
hannah.richmond@saul.com;Shelly.Guise@saul.com;LitigationDocketing@saul.com

Ryan Coy

on behalf of Interested Party Courtesy NEF ryan.coy@saul.com  
hannah.richmond@saul.com;Shelly.Guise@saul.com;LitigationDocketing@saul.com

Ryan Coy

on behalf of Interested Party Daniel Halevy ryan.coy@saul.com  
hannah.richmond@saul.com;Shelly.Guise@saul.com;LitigationDocketing@saul.com

Ryan Coy

on behalf of Interested Party Susan Halevy ryan.coy@saul.com  
hannah.richmond@saul.com;Shelly.Guise@saul.com;LitigationDocketing@saul.com

Ryan Coy

on behalf of Defendant Daniel Halevy ryan.coy@saul.com  
hannah.richmond@saul.com;Shelly.Guise@saul.com;LitigationDocketing@saul.com

Scott R Albrecht

on behalf of Creditor First Foundation Bank salbrecht@gsaattorneys.com jackie.nguyen@sgsattorneys.com

Tanya Behnam

on behalf of Creditor Korth Direct Mortgage Inc. tbehnam@polsinelli.com  
tanyabehnam@gmail.com;ccripe@polsinelli.com;ladocketing@polsinelli.com

Todd S. Garan

on behalf of Creditor Wells Fargo National Bank West ch11ecf@aldridgepite.com  
TSG@ecf.inforuptcy.com;tgaran@aldridgepite.com

Todd S. Garan

on behalf of Interested Party Courtesy NEF ch11ecf@aldridgepite.com TSG@ecf.inforuptcy.com;tgaran@aldridgepite.com

Turner Falk

on behalf of Debtor Susan Halevy turner.falk@saul.com tnfalk@recap.email

Turner Falk

on behalf of Debtor Alan Gomperts turner.falk@saul.com tnfalk@recap.email

Turner Falk

on behalf of Interested Party Susan Halevy turner.falk@saul.com tnfalk@recap.email

Turner Falk

on behalf of Interested Party Daniel Halevy turner.falk@saul.com tnfalk@recap.email

Turner Falk

on behalf of Debtor Daniel Halevy turner.falk@saul.com tnfalk@recap.email

United States Trustee (LA)

ustpregion16.la.ecf@usdoj.gov

Zev Shechtman

District/off: 0973-2

User: admin

Page 4 of 4

Date Rcvd: Feb 24, 2025

Form ID: pdf042

Total Noticed: 1

on behalf of Interested Party Susan Halevy Zev.Shechtman@saul.com  
zshechtman@ecf.inforuptcy.com;hannah.richmond@saul.com;LitigationDocketing@saul.com

Zev Shechtman

on behalf of Debtor Daniel Halevy Zev.Shechtman@saul.com  
zshechtman@ecf.inforuptcy.com;hannah.richmond@saul.com;LitigationDocketing@saul.com

Zev Shechtman

on behalf of Interested Party Alan Gomperts Zev.Shechtman@saul.com  
zshechtman@ecf.inforuptcy.com;hannah.richmond@saul.com;LitigationDocketing@saul.com

Zev Shechtman

on behalf of Debtor Susan Halevy Zev.Shechtman@saul.com  
zshechtman@ecf.inforuptcy.com;hannah.richmond@saul.com;LitigationDocketing@saul.com

Zev Shechtman

on behalf of Debtor Alan Gomperts Zev.Shechtman@saul.com  
zshechtman@ecf.inforuptcy.com;hannah.richmond@saul.com;LitigationDocketing@saul.com

Zev Shechtman

on behalf of Defendant Susan Halevy Zev.Shechtman@saul.com  
zshechtman@ecf.inforuptcy.com;hannah.richmond@saul.com;LitigationDocketing@saul.com

Zev Shechtman

on behalf of Defendant Daniel Halevy Zev.Shechtman@saul.com  
zshechtman@ecf.inforuptcy.com;hannah.richmond@saul.com;LitigationDocketing@saul.com

Zev Shechtman

on behalf of Interested Party Courtesy NEF Zev.Shechtman@saul.com  
zshechtman@ecf.inforuptcy.com;hannah.richmond@saul.com;LitigationDocketing@saul.com

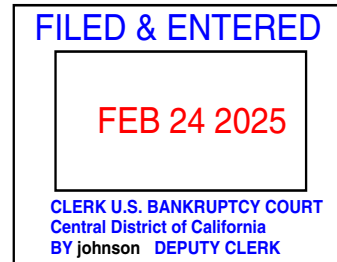
Zev Shechtman

on behalf of Interested Party Daniel Halevy Zev.Shechtman@saul.com  
zshechtman@ecf.inforuptcy.com;hannah.richmond@saul.com;LitigationDocketing@saul.com

TOTAL: 62

1 ZEV SHECHTMAN (Bar No. 266280)  
zev.shechtman@saul.com  
2 CAROL CHOW (Bar No. 169299)  
carol.chow@saul.com  
3 RYAN F. COY (Bar No. 324939)  
ryan.coy@saul.com  
4 SAUL EWING LLP  
5 1888 Century Park East, Suite 1500  
Los Angeles, California 90067  
6 Telephone: (310) 255-6100

7 Counsel to Debtors  
8 Alan Gomperts, Daniel Halevy, and  
Susan Halevy  
9



10 **UNITED STATES BANKRUPTCY COURT**  
11 **CENTRAL DISTRICT OF CALIFORNIA – LOS ANGELES DIVISION**

12 In re:

13 SEATON INVESTMENTS, LLC, *et al.*,  
14

15 Debtors and Debtors in  
16 Possession.

Lead Case No. 2:24-bk-12079-VZ

Jointly Administered with Case Nos.:  
2:24-bk-12080-VZ; 2:24-bk-12081-VZ;  
2:24-bk-12082-VZ; 2:24-bk-12091-VZ;  
2:24-bk-12074-VZ; 2:24-bk-12075-VZ  
and 2:24-bk-12076-VZ

Chapter 11

18 **ORDER APPROVING**  
19 **STIPULATION TO FURTHER**  
20 **CONTINUE HEARING ON MOTION**  
21 **TO AUTHORIZE USE OF CASH**  
22 **COLLATERAL PURSUANT TO 11**  
23 **U.S.C. § 363(c)(2)**

Current Hearing:

Date: February 25, 2025  
Time: 11:00 a.m.  
Crtrm.: 1368

Continued Hearing:

Date: April 1, 2025  
Time: 11:00 a.m.  
Crtrm: 1368

- 19 ☐ Affects All Debtors.  
20 ☐ Affects Seaton Investments, LLC  
21 ☐ Affects Colyton Investments, LLC  
22 ☐ Affects Broadway Avenue Investments, LLC  
23 ☒ Affects SLA Investments, LLC  
24 ☒ Affects Negev Investments, LLC  
☒ Affects Alan Gomperts  
☐ Affects Daniel Halevy  
☒ Affects Susan Halevy

1 SLA Investments, LLC ("SLA"), Negev Investments, LLC ("Negev"), Susan Halevy  
2 ("Susan" or "Susan Halevy"), and Alan Gomperts ("Alan" or "Alan Gomperts"), debtors and  
3 debtors-in-possession (the "Debtors"), Archway Broadway Loan SPE, LLC, successor in interest  
4 to Archway Real Estate Income Fund I REIT, LLC, fka Archway Real Estate Income Fund I SPE  
5 I, LLC ("Archway"), Wells Fargo Bank National West ("Wells Fargo") as to the 2220 Bagley Ave  
6 and 3538 Greenfield Properties, and Harvest Small Business Finance, LLC ("Harvest") (Archway,  
7 Wells Fargo and Harvest, collectively, the "Lenders")— in the above-entitled jointly administered  
8 chapter 11 bankruptcy cases (the "Bankruptcy Cases"), having submitted their *Stipulation to*  
9 *Further Continue Hearing on Motion to Authorize Use of Cash Collateral Pursuant to 11 U.S.C.*  
10 *§ 363(c)(2)* (the "Stipulation") on February 24, 2025, and good cause appearing therefor,

11 IT IS HEREBY ORDERED that:

12 1. The Stipulation is approved and incorporated herein. The Court retains jurisdiction to  
13 interpret and enforce the Stipulation and this Order.

14 2. The status conference on the *Motion by Affected Debtors for Entry of an Order*  
15 *Authorizing Use of Cash Collateral Pursuant to 11 U.S.C. § 363(c)(2)* (doc. no. 87) is further  
16 continued from February 25, 2025 at 11:00 a.m. to April 1, 2025 at 11:00 a.m. (the "Continued Cash  
17 Collateral Status Conference Date").

18 3. The Debtors' authorization to use cash collateral, including under the Wells Fargo  
19 Stipulations, is extended through the Continued Cash Collateral Status Conference Date.

20 4. All the terms of the Interim Cash Collateral Order (Docket No. 127), including the  
21 Lender Rights and Protections, and the Wells Fargo Stipulations, shall remain in full force and

22 ///

23 ///

24

25

26

27

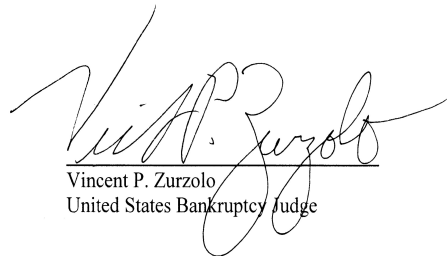
28

1 effect and unchanged, except for the extension of the period of authorization to use cash collateral.

2 ###

24 Date: February 24, 2025

22  
23  
24  
25  
26  
27  
28



Vincent P. Zurzolo  
United States Bankruptcy Judge